BUREAU OF
Statistics

Yukon Real Estate Survey
Fourth Quarter 2005

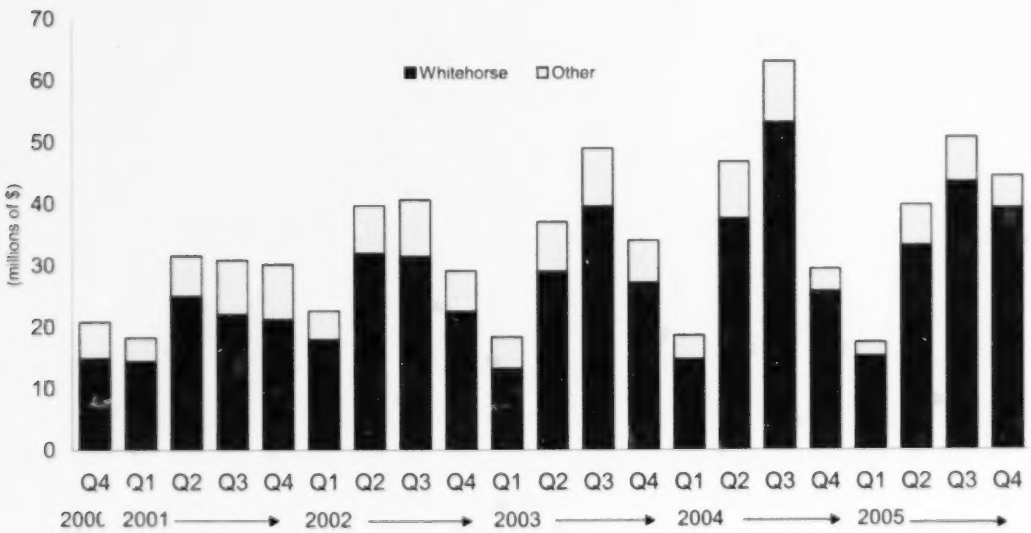
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2005	Q4	44,387.3	39,178.4	5,208.9
	Q3	50,700.1	43,473.7	7,226.4
	Q2	39,735.9	33,098.3	6,637.6
	Q1	17,365.7	15,113.4	2,252.3
2004	Q4	29,273.7	25,671.3	3,602.4

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the fourth quarter of 2005 increased by $15,113,600, or 51.6%, compared with the fourth quarter of 2004. The total value of real estate transactions in the fourth quarter of this year was $44,387,300, while the value of real estate transactions in the fourth quarter of 2004 was $29,273,700. On an annual basis, the value of real estate transactions in 2005 totalled $152,189,000. This is a decrease of $5,287,800 or 3.4% from the 2004 record-high annual figure of $157,476,700.

In Whitehorse, the value of transactions increased 52.6%, comparing the fourth quarter of 2005 with the fourth quarter of 2004. In the rest of the Yukon the value of transactions increased by 44.6%.



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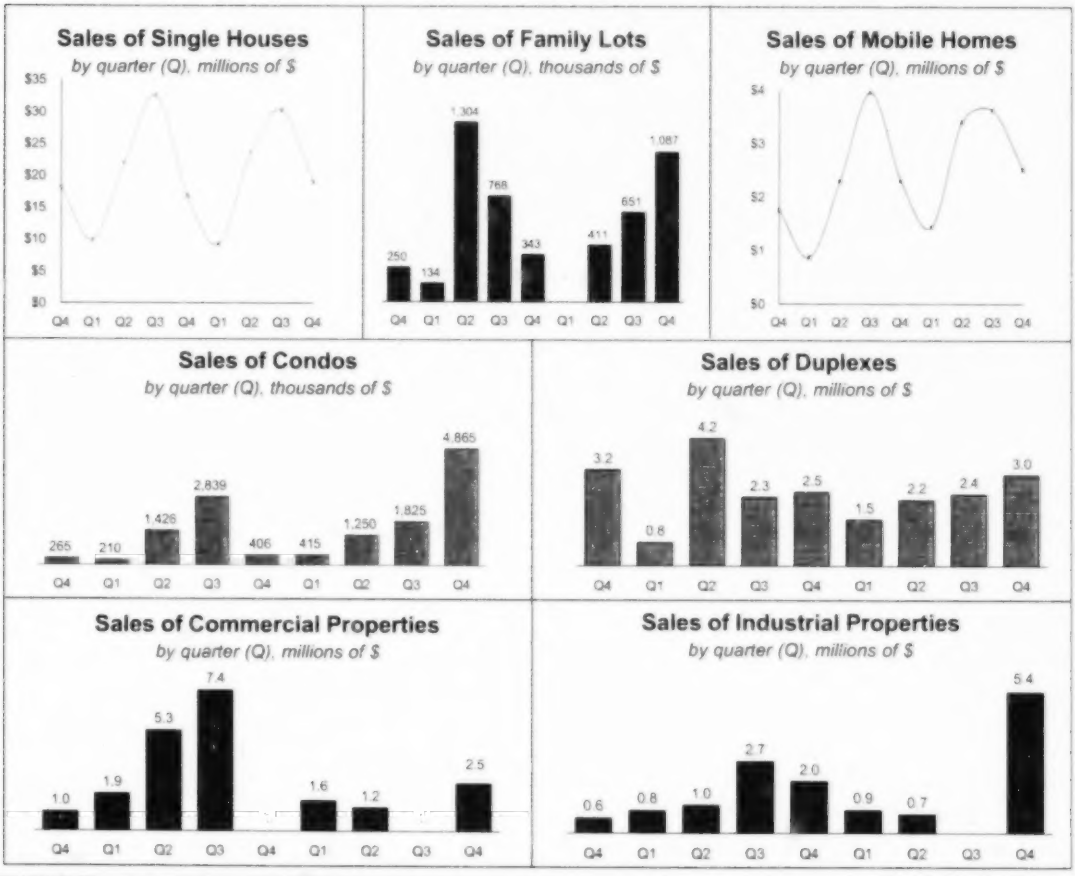
2 – Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $13,507,100 or 52.6%, comparing the fourth quarter of 2004 ($25,671,300) to the fourth quarter of 2005 ($39,178,400).

		Total *	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2005	**Q4**	39,178.4	18,986.4	1,086.9	2,510.0	4,865.5	3,027.2	..	2,507.0	5,352.2
	Q3	43,473.7	30,238.0	651.0	3,623.9	1,824.5	2,390.0	2,730.5	..	..
	Q2	33,098.3	23,576.5	410.8	3,406.4	1,249.5	2,195.3	..	1,213.3	688.0
	Q1	15,113.4	9,218.9	..	1,437.5	414.5	1,541.6	..	1,585.0	850.0
2004	**Q4**	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	..	1,952.5
Number of Real Estate Transactions										
2005	**Q4**	184	84	17	18	30	19	..	3	11
	Q3	212	133	12	28	13	18	4	..	..
	Q2	192	118	9	29	11	15	..	4	4
	Q1	81	47	..	12	4	11	..	3	3
2004	**Q4**	146	89	6	20	3	19	..	..	7

* Notes: "Total" may include other transactions, ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q4 2003 to Q4 2005, *by type of transaction*



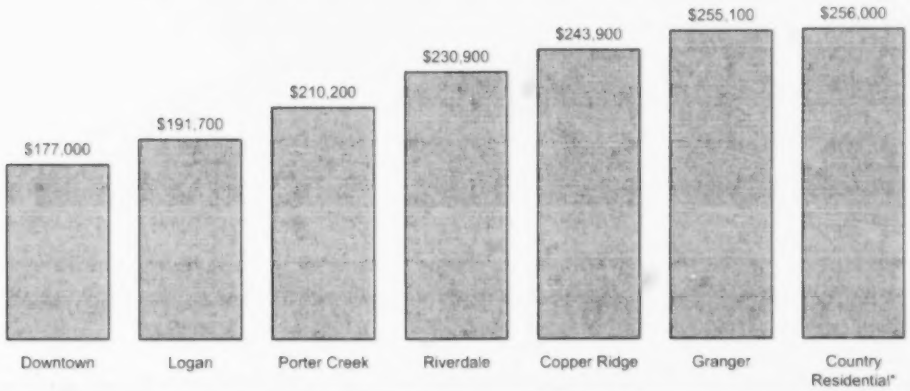
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						**($000)**					
2005	**Q4**	18,986.4	1,416.0	1,846.9	3,362.6	1,786.0	958.7	1,280.2	6,830.0	0.0	1,506.0
	Q3	30,238.0	709.5	5,272.4	6,153.8	1,965.4	2,050.2	3,620.8	8,723.5	..	1,245.4
	Q2	23,576.5	400.0	5,130.0	3,124.8	553.0	971.4	2,911.0	10,190.9	..	..
	Q1	9,218.9	480.8	1,711.0	943.2	521.5	..	1,973.5	3,215.0	0.0	..
2004	**Q4**	16,790.0	904.0	2,363.5	2,938.4	1,088.0	1,016.7	2,367.4	4,865.5	..	1,084.0
Number of Single House Sales											
2005	**Q4**	84	8	8	16	7	5	5	28	0	7
	Q3	133	5	25	27	8	9	13	38	..	6
	Q2	118	3	30	17	3	4	14	45	..	..
	Q1	47	4	10	5	3	..	8	15	0	..
2004	**Q4**	89	6	13	16	5	5	11	25	..	7
Average Price of Single Houses Sold						**($000)**					
2005	**Q4**	226.0	177.0	230.9	210.2	255.1	191.7	256.0	243.9	0.0	215.1
	Q3	227.4	141.9	210.9	227.9	245.7	227.8	278.5	229.6	..	207.6
	Q2	199.8	133.3	171.0	183.8	184.3	242.9	207.9	226.5	..	..
	Q1	196.1	120.2	171.1	188.6	173.8	..	246.7	214.3	0.0	..
2004	**Q4**	188.7	150.7	181.8	183.7	217.6	203.3	215.2	194.6	..	154.9

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

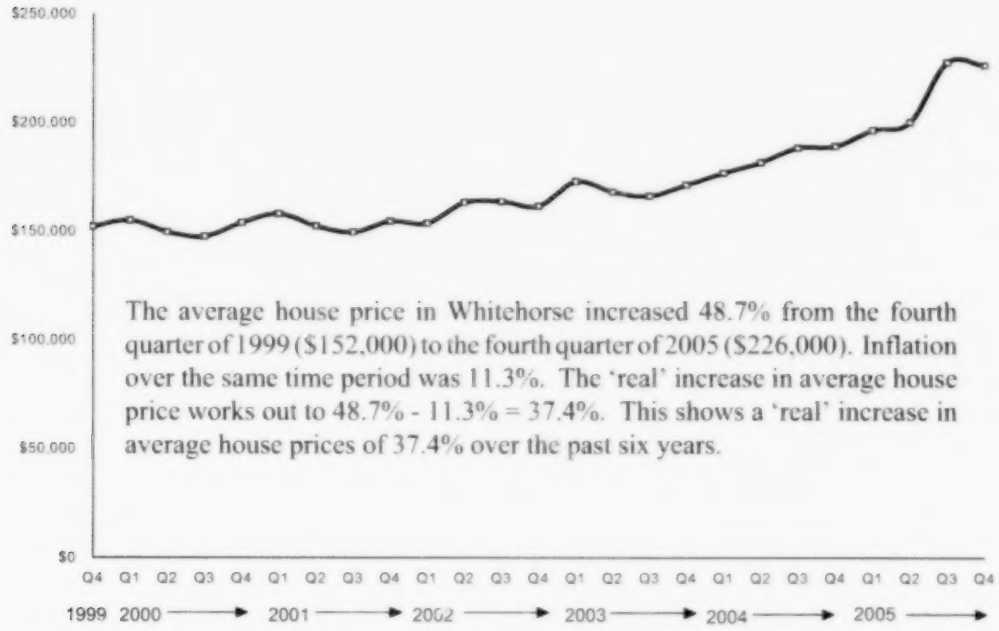
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $37,300 or 19.8%, comparing the fourth quarter of 2004 ($188,700) to the fourth quarter of 2005 ($226,000).
- A comparison of prices in the fourth quarter of 2004 with prices in the fourth quarter of 2005 shows that:
  - The average price of a house sold in Copper Ridge increased from $194,600 to $243,900, or 25.3%;
  - The average price of a house sold in Porter Creek increased from $183,700 to $210,200, or 14.4%;
  - The average price of a house sold in Riverdale increased from $181,800 to $230,900, or 27.0%;
  - The average price of a house sold Downtown increased from $150,700 to $177,000, or 17.5%.

Average Price of Single Houses Sold, *Fourth Quarter, 2005*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the fourth quarter of 1999 to the fourth quarter of 2005.


$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4
1999 2000 2001 2002 2003 2004 2005
The average house price in Whitehorse increased 48.7% from the fourth quarter of 1999 ($152,000) to the fourth quarter of 2005 ($226,000). Inflation over the same time period was 11.3%. The 'real' increase in average house price works out to 48.7% - 11.3% = 37.4%. This shows a 'real' increase in average house prices of 37.4% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those which do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: 1) Value of real estate transactions; 2) Type of real estate transactions in Whitehorse; 3) Value, number and average price of house sales in Whitehorse; and, 4) Average house prices in Whitehorse over the past few years.

Yukon
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